



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 19, 2007

IN REPLY PLEASE

REFER TO FILE: **PJ-2**

REVISED

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HARBOR-UCLA MEDICAL CENTER
SURGERY/EMERGENCY REPLACEMENT PROJECT
APPROVE VARIOUS ACTIONS
SPECS. 5110 AND 6779; C.P. 69220
SUPERVISORIAL DISTRICT 2
3 VOTES**

JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND THE DIRECTOR OF HEALTH SERVICES THAT YOUR BOARD:

1. Approve the use of design-build contracting process for the implementation of the Harbor-UCLA Medical Center Surgery/Emergency (S/E) Replacement project (C.P. 69220).
2. Approve the Standard Prequalification Questionnaire (Enclosure B), authorize prequalification of Design-Build Entities based on the stated criteria for the Harbor-UCLA Medical Center S/E Replacement project (C.P. 69220), and authorize the Director of Public Works to advertise for prequalification questionnaires to be received on July 31, 2007.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions will authorize design-build contracting as the method for project implementation, including prequalification of design-build entities using the proposed criteria and questionnaire for the Harbor-UCLA Medical Center S/E Replacement project. This strategy will significantly reduce the County's exposure to construction delay risk, streamline the overall project delivery, and provide the best opportunity to optimize contractor interest and participation in the project.

The Harbor-UCLA Medical Center S/E Replacement project is comprised of three phases of work, each utilizing procurement methods selected as most advantageous for managing potential construction and delay risks. Phase I, the preliminary construction activities to clear the project site, requires an incremental contracting approach adapting to ongoing hospital operations with minimal impact to the construction budget. As approved by your Board in October 2006, construction of Phase I is being completed using Job Order Contracting, purchase orders, and limited lump-sum, low-bid contracting processes. Phase II, the 190,300-square-foot hospital addition containing new surgery, emergency, and central sterile facilities and related site work, will be completed by a design-build team that can effectively resolve complex planning, design, and construction requirements via team integration and shared responsibility. Phase III will likely use the Job Order Contracting process to complete medical tenant improvements required to remodel 45,000 square feet in the existing hospital that will be vacated following completion of the new S/E building.

Design-Build Project Implementation

On February 6, 2007, your Board approved, in concept, the use of design-build contracting for the Harbor-UCLA Medical Center S/E Replacement project. Based on this approval, the architect (Leo A. Daly/HKS) has developed bridging documents that will be used in the selection of a design builder. The bridging documents reflect the current structural and exterior cladding system and provide performance-based criteria for the balance of the design, which will capitalize on the expertise and innovative capability of design builders to develop a cost-effective, quality health care facility.

As a first step in the process of selecting a design builder, the enclosed Standard Prequalification Questionnaire (Enclosure B) will be used to evaluate interested design builders' ability to satisfactorily construct the proposed project. The Standard Prequalification Questionnaire reflects criteria required by legislation, customized to attain the participation of quality design builders having experience, capability, and capacity specific to the project's requirements. The Standard Prequalification Questionnaire also requests specific information to ensure appropriate licensure, insurance, bonding, safety record/procedures, financial capabilities, claim histories, and legal backgrounds. These criteria are pass/fail and will either qualify or disqualify a design-build entity. Only prequalified design-build entities will be invited to submit proposals for the project.

We will return to your Board for approval of the list of Design-Build Entities, which have successfully completed prequalification, approval of scoping documents/performance specifications for the project, and approval to solicit proposals from the prequalified firms.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Service Excellence, Fiscal Responsibility, and Children and Families' Well-Being by investing in public health infrastructure and improving access to surgery and emergency services in the southern and western areas of the County. Completion of this project will provide much needed improvements to the facility for the residents of the County.

FISCAL IMPACT/FINANCING

Approval of the design-build implementation process and the Standard Prequalification Questionnaire for the Harbor-UCLA Medical Center S/E Replacement project will not impact the total project budget of \$344.1 million authorized by your Board on October 17, 2006.

Enclosure A identifies reallocations in the project budget and schedule durations reflecting the change to design-build contracting with no impact to the project's overall authorized budget or schedule. These project budget reallocations address the cost of preparing scoping documents, reassignment of project risk, the design builders' design and general conditions, and the design-build project sequence.

It is anticipated that the proposed project will be financed initially through the issuance of tax-exempt commercial paper and, ultimately, the issuance of long-term, tax-exempt bonds. We will return to your Board with final financing and funding recommendations upon recommending award of the Design-Build Contract.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Public Works and County Counsel are preparing a standard Design-Build Contract to be used for this and future design-build projects. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

ENVIRONMENTAL DOCUMENTATION

On April 11, 2006, your Board approved a Mitigated Negative Declaration for the Harbor-UCLA Medical Center S/E project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The project is being implemented in phases in order to reduce disruption. The site preparation activities will reroute, relocate, or replace existing facilities to prepare the site for construction of the Harbor-UCLA Medical Center S/E building addition. The contractor for each phase is to coordinate its construction schedule to minimize disruption of the daily activities of the hospital that will remain fully operational during these construction activities.

During the completion of project scoping documents, extensive coordination was performed with the hospital staff to identify and implement measures to mitigate potential construction conflicts and minimize impacts on hospital operations and patient care.

CONCLUSION

Please return an adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Health Services, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

BRUCE A. CHERNOF, M.D.
Director and Chief Medical Officer

SB:vs

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Enc. 2

cc: County Counsel
Office of Affirmative Action Compliance

June 19, 2007

ENCLOSURE A

**HARBOR-UCLA MEDICAL CENTER
SURGERY/EMERGENCY REPLACEMENT PROJECT
APPROVE VARIOUS ACTIONS
SPECS. 5110 AND 6779; C.P. 69220**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Proposed Schedule Completion Date
Environmental Documents	04/11/06*	04/11/06*
<u>Make-Ready</u>		
Jurisdictional Approvals	06/12/06*	06/12/06*
Construction Award	10/18/06*	10/18/06*
Construction Start	10/19/06*	10/19/06*
Substantial Completion	02/29/08	02/29/08
<u>Surgery/Emergency Building</u>		
Jurisdictional Approvals	08/29/07	by design builder**
Construction Award	01/15/08	03/04/08
Construction Start	04/24/08	by design builder**
Substantial Completion	07/10/11	09/25/11
<u>Backfill</u>		
Jurisdictional Approvals	06/08/11	06/08/11
Construction Award	01/16/12	01/16/12
Construction Start	04/17/12	04/17/12
Substantial Completion	05/16/13	05/16/13

* Indicates actual dates

** The design builder will identify schedule for jurisdictional approvals and construction start date in the Request for Proposal submittal.

II. PROJECT BUDGET SUMMARY

	Approved Project Budget	Impact of Actions	Proposed Project Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
a) Site Preparation	\$ 18,200,000	\$ 0	\$ 18,200,000
b) Surgery/Emergency Replacement		0	
- Base Construction	170,250,000	20,650,000	190,900,000
- Change Order Allowance	25,538,000	(568,000)	24,970,000
Subtotal Construction	\$ 213,988,000	\$ 20,082,000	\$ 234,070,000
Plans and Specs	\$ 32,830,000	\$ (17,790,000)	\$ 15,040,000
Equipment	\$ 45,380,000	\$ 0	\$ 45,380,000
Consultant Services	\$ 33,367,000	\$ (2,767,000)	\$ 30,600,000
Permits and Fees	\$ 3,707,000	\$ 0	\$ 3,707,000
County Services	\$ 12,356,000	\$ 4,000	\$ 12,360,000
Miscellaneous Expenditures	\$ 2,472,000	\$ 471,000	\$ 2,943,000
TOTAL	\$ 344,100,000	\$ 0	\$ 344,100,000

June 19, 2007

ENCLOSURE B

**HARBOR-UCLA MEDICAL CENTER
SURGERY/EMERGENCY REPLACEMENT PROJECT
APPROVE VARIOUS ACTIONS
SPECS. 5110 AND 6779; C.P. 69220**

**Standard Prequalification Questionnaire for Design-Build Entities for the
Harbor-UCLA Medical Center Surgery/Emergency Replacement Project**

**STANDARD PREQUALIFICATION QUESTIONNAIRE
FOR DESIGN-BUILD ENTITIES
FOR THE SURGERY/EMERGENCY REPLACEMENT PROJECT
AT
HARBOR-UCLA MEDICAL CENTER**

JUNE 26, 2007

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL ENGINEERING DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CA 91803
(626) 458- 2586**

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SECTION I: INTRODUCTION AND OVERVIEW

1.01 GENERAL

Design-Build Entities interested in being invited to propose on the Harbor-UCLA Medical Center Surgery/Emergency Replacement project must submit a completed Standard Prequalification Questionnaire (SPQ) as a mandatory first step in the proposal process. The SPQ shall consist of the requested information, provided on the forms contained in Sections 2 through 5 of this document. Only prequalified Design-Build Entities will be invited to submit a proposal for this project.

PROJECT DESCRIPTION

Surgery/Emergency Replacement Project at the Harbor-UCLA Medical Center (Design-Build Delivery)

The new surgery/emergency addition will be a two-story building plus a partial basement with a mechanical penthouse and an eight-story elevator tower connected to the existing hospital. The building addition is estimated to cost approximately \$160 million and will add 190,300 square feet of hospital facilities. Emergency and trauma functions, including adult and pediatric triage, observation, diagnostics, and critical care, will occupy the 1st Floor of the new building. The 2nd Floor will house the Surgery Department, including 16 fully equipped surgery rooms, an outpatient surgery staging area, and a post anesthesia care unit. The basement will include central sterile processing. The building addition will occupy the existing loading dock and ambulance entrance, which is immediately adjacent to the west side of an existing two-story hospital facility. Hallways and passages will connect the new building to the existing building. Ambulance drop-off stations, truck loading docks, and a material handling area are planned at the rear of the 1st Floor. A new, freestanding elevated emergency helistop as well as emergency parking will be located in the service court directly adjacent to the rear of the new surgery/emergency building. Other site improvements will include new surface parking lots adjacent to the hospital, public and service driveways, and a new hospital entrance plaza. The design-construction period is approximately 1100 calendar days from the start of design to substantial construction completion.

Preliminary Site Construction (Not Design-Build Delivery)

Certain make-ready work, which is outside of the scope of this project, will be performed by a separate contractor and will be completed prior to initiation of construction under the Design-Build Contract for the Surgery/Emergency Replacement project.

Included within the make-ready are new and replacement chillers, which will be added to the existing Central Plant to improve the operating capacity, efficiency, and reliability of critical equipment serving the entire medical center. In addition, an expanded loading dock at the existing warehouse, interim helistop, and temporary ambulance entrance will be constructed in advance of the surgery/emergency building. Also, utilities located in the existing loading dock area will be relocated. This make-ready work, will prepare the site for construction and provide continuous uninterrupted services to the hospital during construction.

Scoping documents for the Surgery/Emergency construction will include Office of Statewide Health Planning and Development (OSHPD)-permitted plans that will be revised by the Design-Build Entity to reflect programmatic and technical performance criteria. The Design-Build Entity selected for this project is expected to complete the construction documents and obtain OSHPD approval via the OSHPD Change Order submittal process. The scoping documents will be included in the County's Request for Proposals to be issued in September 2007. We anticipate substantial project completion in the second quarter of 2011.

Among other requirements, as reflected in greater detail below, in this document, the Design-Build Entity must provide evidence of the following:

- Experience in constructing Comparably Sized Design-Build Projects (see definitions).
- Experience in constructing Comparably Sized Hospital Projects (see definitions).
- Ability to obtain the specified bonds to qualify to propose the project.
- Ability to provide the specified insurance requirements and a California Class B, General Building Contractor License, and not have had its license suspended or revoked by the Contractors State License Board within the last five years.
- A California Architect's License, and not have had its architect's license suspended or revoked within the last five years.
- An average experience modifier at or below 1.0 for the past three years.

In accordance with Section 20133 of the California Public Contract Code, any architect or engineer retained by the County to assist in the development of the project-specific documents shall not be eligible to participate in the preparation of a bid with a Design-Build Entity for that project. Therefore, the following firms, which were retained by the County of Los Angeles to assist in the preparation of the plans and specifications for the Harbor-UCLA Surgery/Emergency Replacement project, shall not be allowed to apply for prequalification nor shall they be allowed to participate in developing a proposal for the Design-Build Contract:

- Leo A. Daly Architects
- HKS Architects
- Bobrow, Thomas and Associates (BTA) Architects
- Jenkins, Gales and Martinez (JGM) Architects
- Benito A. Sinclair & Associates
- TMAD Taylor and Gaines
- Shirmer Engineering
- Psomas
- Meyer, Mohaddes Associates, Inc.
- Lerch Bates & Associates
- Law/Crandall
- Michael Brandman & Associates
- GKKWorks-Vanir
- MACTEC
- Grimes Surveying and Mapping, Inc.
- Sigma Engineering, Inc.

The County is not responsible for any costs that Design-Build Entities may incur to complete the prequalification process.

The purpose of this SPQ is to provide the Project Evaluation Committee with sufficient information to determine if a Design-Build Entity is responsible to satisfactorily perform the proposed work. Used in this context, the term responsible has reference to trustworthiness, as well as quality, fitness, capacity, experience, and ability of the Design-Build Entity to satisfactorily perform the work.

The SPQ submitted must be complete, in the correct format, and submitted in accordance with the established schedule. All applicable portions of the attached forms should be completed, with attachments if the space provided is not sufficient. Any SPQ failing to clearly present all of the requested information, or failing to be in the format requested, may be considered nonresponsive and rejected on that basis.

SPQs will be evaluated by the Project Evaluation Committee, comprised of staff from Public Works, the Chief Administrative Office, and Health

Services' staff. In order to be invited to submit a proposal on this project, the Design-Build Entity must have met the minimum qualifications as set forth in this document. The minimum qualifications are summarized for convenience in Section 1.03.

1.02 CONTACT INFORMATION (Section 2)

The Design-Build Entity must have completed the information in this section of this document, including pertinent licenses and registration for both the Contractor Member and the Architect Member of the Design-Build Entity.

1.03 ESSENTIAL REQUIREMENTS FOR QUALIFICATION (Section 3)

There are six subsections in Section 3:

1. Subsection 3.01 addresses the Design-Build Entity's experience. There are three questions in this subsection. The Design-Build Entity will be disqualified if the answer to any of questions 3.01.01 through 3.01.03 is **No**.
2. Subsection 3.02 addresses the Design-Build Entity's financial capability. There are three questions in this subsection. The Design-Build Entity will be disqualified if the answer to any of questions 3.02.01 through 3.02.03 is **No**.
3. Subsection 3.03 addresses the Design-Build Entity's licenses. There are four questions in this subsection. The Design-Build Entity will be disqualified if the answer to questions 3.03.01 or 3.03.03 is **No**. The Design-Build Entity will be disqualified if the answer to questions 3.03.02 or 3.03.04 is **Yes**.
4. Subsection 3.04 addresses the Design-Build Entity's safety record. There is one question in this subsection. The Design-Build Entity will be disqualified if the answer to this question is **No**.
5. Subsection 3.05 addresses the Design-Build Entity's legal and regulatory record. There are **12** questions in this subsection. The Design-Build Entity will be disqualified in the answer to any of questions 3.05.01 through 3.05.12 is **Yes**.

6. Subsection 3.06 requests additional important information about the Design-Build Entity. There are **nine** Requests for Information in this subsection. The Design-Build Entity is required to submit all of the requested information. The Design-Build Entity may be disqualified if it fails to completely and accurately answer these questions. The County will use the information responsive to these questions to evaluate whether the Design-Build Entity is responsible to perform the proposed work.

1.04 ORGANIZATION AND STRUCTURE OF THE BUSINESS (Section 4)

The Design-Build Entity must have completed the information in this section of this document, including pertinent licenses, dates and names for the Contractor Member of the Design-Build Entity.

1.05 OATH OF TRUTHFULNESS (Section 5)

The Contractor Member and the Architect Member of the Design-Build Entity must both declare under penalty of perjury under the laws of the State of California, that the information provided in this SPQ is correct. Additionally, providing false information for this SPQ is, in itself, grounds for disqualification.

1.06 PRESUBMITTAL MEETING

A presubmittal meeting will be held on **July 16, 2007, Conference Room B, 2 p.m., at the Department of Public Works' Headquarters, 900 South Fremont Avenue, Alhambra, California 91803-1331**, to explain the prequalification Request for SPQ and criteria and to answer questions that may arise regarding prequalification.

1.07 CLARIFICATIONS REQUESTED BY THE PROJECT EVALUATION COMMITTEE

The Project Evaluation Committee may request clarification of any response to a submitted SPQ for the purpose of determining whether the minimum qualifications have been met. Response to such a request must be in writing and shall become part of the Design-Build Entity's SPQ. If the Design-Build Entity fails to respond within seven calendar days of receipt of the request, this may result in rejection of Design-Build Entity's SPQ as nonresponsive.

1.08 PUBLIC RECORDS

All information submitted will become and remain the property of the County of Los Angeles, information submitted will not be returned. At such time Public Works makes a recommendation to the Board of Supervisors in

connection with this project and the recommendation appears on a published agenda; all information submitted in response to this solicitation shall become a matter of public record, except that information that is not a public record under the California Public Records Act shall not be open to public inspection. If the Design-Build Entity believes that information provided is exempt from disclosure as trade secret, confidential, or proprietary, the Design-Build Entity shall mark the applicable portions of its submittal as such. Public Works shall not in any way be liable or responsible for the disclosure of any such records including, without limitation, those so marked if disclosure is deemed to be required by law or by order of the Court. Proposers, which indiscriminately identify all, or most of their submittal as exempt from disclosure without justification may be deemed nonresponsive. A Design-Build Entity may be deemed to waive the confidentiality of all or a portion of its completed questionnaire in the event the Design-Build Entity elects to appeal the prequalification recommendation in accordance with applicable law.

1.09 METHOD AND DATE OF SUBMITTAL

Six copies of the completed SPQ must be delivered to:

Department of Public Works
Cashier's Office/Public Counter
900 South Fremont Avenue, Mezzanine Floor
Alhambra, CA 91803

The completed SPQ must be received at the above address as follows:

- 1. No later than 11 a.m., on August 7, 2007, for the Surgery/Emergency Replacement Project at Harbor-UCLA Medical Center.**
- 2. Submittals received after the time and date indicated above for the corresponding project will not be accepted.**

The SPQ submittal shall be clearly marked with the following identification:

Design-Build Entity Members' Firms/Names

Project: Surgery/Emergency Replacement Project at
 Harbor-UCLA Medical Center

1.10 INQUIRIES

Information related to completing this SPQ may be obtained from Public Works. All questions and responses that make a material change to the prequalification criteria will be shared with every Design-Build Entity that requested a Request for SPQ. Questions must be submitted by letter to:

Mr. David Asato
Department of Public Works
Architectural Engineering Division
900 South Fremont Avenue, 8th Floor
Alhambra, CA 91803
Fax: (626) 979-5311

Questions must be received two weeks prior to the submittal deadline. Any questions received within two weeks of the deadline will not be considered. Preliminary project specifications and drawings are available for examination by appointment only. Upon a written request and on a first-come, first-served basis, applicants will be allotted a 4-hour appointment to view the preliminary scoping documents.

1.11 REVIEW AND APPEAL

Design-Build Entities will receive written notification within 60 days of receipt of their SPQ of their preliminary prequalification status. Final prequalification will be subject to the County of Los Angeles Board of Supervisors for approval. Prequalification does not guarantee that a Contract will be awarded by the County.

Design-Build Entities not recommended for prequalification status by the Project Evaluation Committee and the Director of Public Works, or his designee, have the right to appeal the determination, provided the Design-Build Entity gives the Director written notice of its intention to appeal within five calendar days of the Design-Build Entity's receipt of notification of the Project Evaluation Committee's findings. Failure of the Design-Build Entity to provide the Director written notice of intent to appeal the original decision during that time frame will result in a waiver of all rights to appeal.

The appeal process will involve the following steps:

1. Design-Build Entity is provided with the Project Evaluation Committee's notification.
2. Design-Build Entity gives written notice to the Director of intent to appeal within five calendar days of receipt of the Project Evaluation Committee's findings. The Design-Build Entity's written notice of intent

must itemize in appropriate detail each matter the Design-Build Entity proposes to appeal and factual reasons for the appeal of those matters.

3. The County will determine if the written notice of intent to appeal was received within the timeline specified and if it itemized the matters to be appealed as well as whether the notice of intent presented factual reasons for the appeal of these matters. If the County determines that the written notice of intent was not timely, did not itemize the matters to be appealed, or did not present factual reasons for appeal, the request for appeal will be denied.
4. As applicable, the Project Appeal Committee will schedule an informal hearing and notify the Design-Build Entity of the time and place.
5. At the hearing, the Design-Build Entity will be given an opportunity to explain the basis for appeal. The Project Appeal Committee will be given the right to respond.
6. Within five calendar days of the hearing, the Project Appeal Committee will make a recommendation to the Director regarding the Design-Build Entity's appeal status. The Director, or his designee, will make a decision on the matter and notify the Design-Build Entity of his decision. The Director, or his designee, will also inform the Design-Build Entity of its right to a public appeal to the Board of Supervisors. If the Design-Build Entity chooses to pursue higher appeal, it may request a public hearing before the Board of Supervisors. The final determination of qualification status of all Design-Build Entities will be made by the Board of Supervisors at a publicly announced Board meeting.

1.12 SCHEDULE

Activity	Date
Prequalification Period Begins	06/27/07
Presubmittal Meeting	07/16/07
SPQ Due	08/07/07
SPQ Initial Determination	08/22/07
Final SPQ Determination	09/11/07

The County has the right to revise the schedule and extend the prequalification process. Prequalifications will expire a year from date of approval by the Board of Supervisors.

The following are tentative dates for Technical and Cost Proposals and Construction Contract award. The County reserves the right to revise the schedule to meet project needs.

Description	Date
Request for Proposal Begins	09/12/07
Preliminary Proposal Due	12/18/07
Proposal Presentation	12/19/07 12/20/07
Final Proposal Due	02/06/08
Request for Proposal Initial Determination	02/15/08
Contract Award	03/11/08

1.13 PREQUALIFICATION DEFINITIONS

The following definitions are provided to clarify the terms used in this prequalification document. If further clarifications are necessary, Design-Build Entities should request a clarification pursuant to Section 1.10, and clarifications will be provided to all Design-Build Entities requesting prequalification status.

Architect Firm Member

For the purposes of this prequalification document, the Design-Build Entity shall include and name an entity that is engaged in providing professional architectural services, with architects licensed in the State of California.

Architect Member

For the purposes of this prequalification document, the Design-Build Entity shall include and name an architect, employed by, or a principal owner or member of the Architect Firm Member, licensed in the State of California at the time of prequalification.

Client/Client Organization

For the purposes of this prequalification document, the Client or Client Organization means the entity that awards a Design, Construction or Design-Build Contract.

Comparably Sized Design-Build Project

For the purposes of this prequalification document, a Comparably Sized Design-Build Project means design-build project with a Contract amount of at least \$50 million and this work must have been completed within the past ten years or in progress under an executed Contract. In order to qualify for

the Surgery/Emergency Replacement project, the original Contract amount may be escalated to current value utilizing annual rates of escalation of 3 percent until December 31, 2003, and 8 percent thereafter. These rates of escalation shall be applied to the Contract value from the date of Contract award until the submittal date of this SPQ.

Comparably Sized Hospital Project

For the purposes of this prequalification document, a Comparably Sized Hospital Project means new construction of an acute care hospital under the jurisdiction of the OSHPD or a complex renovation or seismic retrofit of a functioning multistory acute care hospital under the jurisdiction of OSHPD that has systems requirements similar to those found in a functioning acute care hospital. The Contract amount of the construction, renovation or seismic retrofit must have been at least \$135 million, and this work must have been completed within the past ten years or in progress under an executed Contract. The Original Amount may be escalated to current value utilizing annual rates of escalation of 3 percent until December 31, 2003, and 8 percent thereafter. These rates of escalation shall be applied to the Contract value from the date of Contract award until the submittal date of this SPQ.

Contractor Member

For the purposes of this prequalification document, the Design-Build Entity means an entity engaged in the business of general building contracting operating with a State of California Class B, General Building License.

Experience In Construction

For the purposes of this prequalification document, Experience In Construction means experience directly as a prime contractor, excluding construction management contracts.

Design-Build Entity

For the purposes of this prequalification document, the Design-Build Entity is defined as a partnership, corporation, or other legal entity that consists of at minimum a Contractor Member and an Architect Member which will have the capability to provide appropriately licensed contracting, architectural, and engineering services required to perform the design build project that is the subject of this SPQ. **In the case of a partnership or other association, that is not a legal entity, the Design-Build Entity must provide a copy of the agreement creating the partnership or association and specifying that all partners or association members agree to be fully liable for the performance under the design-build contract. Following submittal of this SPQ for prequalification, the Design-Build Entity may not substitute other members for those who have been prequalified.**

Final Amount

For the purposes of this prequalification document, the Final Amount means the final Contract amount (including changes) for projects that have been completed by the Contractor Member or the Architect Member of the Design-Build Entity. If the project has yet to be completed, list the current Contract amount and note that it is not the Final Amount.

Joint Venture

For the purposes of this prequalification document, Joint Venture means an entity applying for prequalification status, which may include two or more firms applying as a single entity. In the case of a Joint Venture between two or more construction or other firms seeking prequalification status as a combined entity, the term Contractor Member and Architect Member shall apply to every member of that Joint Venture with regard to answering questions in this prequalification document pertaining to licenses and past history.

Original Amount (Consistent with the definition of Final Amount)

For the purposes of this prequalification document, the Original Amount means the original Construction Contract amount.

Proposed Project

For the purposes of this prequalification document, the Proposed Project means the project for which the Project Evaluation Committee is accepting prequalification statements.

Relevant Experience

For the purposes of this prequalification document, Relevant Experience means experience working in the design, general contracting or subcontracting industry and directly involved in the management and oversight of design and/or building construction.

SECTION 2: DESIGN-BUILD ENTITY CONTACT INFORMATION

2.01 CONTRACTOR MEMBER

Firm Name: _____ Check One: ☐ Corporation
(as it appears on license) ☐ Partnership
☐ Sole Proprietor
☐ Other _____

Contact Person: _____

Address: _____

Phone: _____ Fax: _____

Contractor's License Number(s):

If firm is a sole proprietor or partnership:

Owner(s) of Company _____

2.02 ARCHITECT FIRM MEMBER

Architect Firm's Name: _____

Check One: ☐ Corporation
☐ Partnership
☐ Sole Proprietor

Contact Person: _____

Address: _____

Phone: _____ Fax: _____

Architect Member's Name and License Number(s):

Name: _____

License: _____

If firm is a sole proprietor or partnership:

Owner(s) of Company _____

2.03 FOR ANY ADDITIONAL FIRM MEMBER OF THE DESIGN-BUILD ENTITY

Additional Member Firm's Name: _____

Check One: ☐ Corporation
☐ Partnership
☐ Sole Proprietor

Contact Person: _____

Address: _____

Phone: _____ Fax: _____

Additional Member's Name and License Number(s):

Name: _____

License: _____

If firm is a sole proprietor or partnership:

Owner(s) of Company _____

SECTION 3: ESSENTIAL REQUIREMENTS FOR QUALIFICATION

3.01 Experience

There are three questions in this section. The Design-Build Entity will be disqualified if the answer to any of questions 3.01.01 through 3.01.03 is **No**.

- 3.01.01 Has the Contractor Member of the Design-Build Entity within the last ten years, held, or been part of a Joint Venture or other legal entity that held, a contract directly with a client or client organization for at least three Comparably Sized Hospital Projects as defined in this SPQ, one of which was completed or underway within the last three years?

☐ Yes ☐ No

List at least three contracts for Comparably Sized Hospital Projects completed or underway in the last ten years, including at least one which was completed or underway within the last three years. Label the attached sheets: Attachment 3.01.01.A, 3.01.01.B, 3.01.01.C, etc.

In order to qualify for the Surgery/Emergency Replacement project, the Original Amount may be escalated to current value utilizing annual rates of escalation of 3 percent until December 31, 2003, and 8 percent thereafter. These rates of escalation shall be applied to the Contract value from the date of Contract award until the submittal date of this SPQ.

Attachment 3.01.01.A**COMPARABLY SIZED HOSPITAL PROJECTS**

Project Name:	Original Amount: *	Project Type:
		OSHPD Jurisdiction: Yes___ No __
		OSHPD No. _____
Client Organization:	Final Amount: *	
Project Location:	Contract Type: Competitive Bid Lump Sum ____ Negotiated Lump Sum ____ Cost Plus ____ GMP ____ Other (Describe below) ____	
Client Contact Name:	Client Contact Telephone:	
Client Address:		

* Note: If these amounts are price escalated to current value, show escalation computations in Project Description, below.

Project Description:

- 3.01.02. Has the Architect Member of the Design-Build Entity, within the last ten years, been the Architect of Record (AOR) for design of at least three Comparably Sized Hospital Projects as defined in this SPQ, one of which was completed or underway within the last three years?

☐ Yes ☐ No

List all contracts for Comparably Sized Hospital Projects completed or underway in the last ten years, at least one of which was completed or underway within the last three years. Label the attached sheets: Attachment 3.01.02.A, 3.01.02.B, 3.01.02.C, etc.

In order to qualify for the Surgery/Emergency Replacement project, the Original Amount may be escalated to current value utilizing annual rates of escalation of 3 percent until December 31, 2003, and 8 percent thereafter. These rates of escalation shall be applied to the Contract value from the date of Contract award until the submittal date of this SPQ.

Attachment 3.01.02.A**COMPARABLY SIZED HOSPITAL PROJECTS**

Project Name:	Original Amount: *	Project Type:
		OSHPD Jurisdiction: Yes___ No ___
		OSHPD No. _____
Client Organization:	Final Amount: *	
Project Location:	Contract Type: Competitive Bid Lump Sum _____ Negotiated Lump Sum _____ Cost Plus _____ GMP _____ Other (Describe below) _____	
Client Contact Name:	Client Contact Telephone:	
Client Address:		

* Note: If these amounts are price escalated to current value, show escalation computations in Project Description, below.

Project Description:

3.01.03 Has the Contractor Member of the Design-Build Entity, within the last ten years, held, or was part of a Joint Venture or other legal entity that held, a Construction Contract directly with the client or client organization for a Comparably Sized Design-Build Project, as defined in this SPQ?

☐ Yes ☐ No

List all contracts for Comparably Sized Design-Build Projects completed or underway in the last ten years. Label the attached sheets: Attachment 3.01.03.A, 3.01.03.B, 3.01.03.C, etc.

In order to qualify for the Surgery/Emergency Replacement project, the Original Amount may be escalated to current value utilizing annual rates of escalation of 3 percent until December 31, 2003, and 8 percent thereafter. These rates of escalation shall be applied to the Contract value from the date of Contract award until the submittal date of this SPQ.

Attachment 3.01.03.A**COMPARABLY SIZED DESIGN-BUILD PROJECTS**

Project Name:	Original Amount: *	Project Type:
		OSHPD Jurisdiction: Yes___ No ___
		OSHPD No. _____
Client Organization:	Final Amount: *	
Project Location:	Contract Type: Competitive Bid Lump Sum ____ Negotiated Lump Sum ____ Cost Plus ____ GMP ____ Other (Describe below) ____	
Client Contact Name:	Client Contact Telephone:	
Client Address:		

* Note: If these amounts are price escalated to current value, show escalation computations in project description, below.

Project Description:

3.02 FINANCIAL CAPABILITY

There are three questions in this section. The Design-Build Entity will be disqualified if the answer to any of these three questions is No.

- 3.02.01 Has the Design-Build Entity, or any of its members, included in its response to this SPQ a notarized letter from an insurance carrier, licensed to operate in the State of California, that it is willing to issue to the Design-Build Entity a comprehensive general liability insurance policy specific to the Proposed Project, with a policy limit of at least \$10,000,000 per occurrence and \$50,000,000 aggregate?

☐ Yes ☐ No

- 3.02.02 Has the Design-Build Entity or any of its members included in its response to this SPQ a notarized letter from an insurance carrier, licensed to operate in the State of California, that it is willing to issue to the Design-Build Entity, or its Architect Member, a professional liability insurance policy specific to the Proposed Project, with a policy limit of at least \$5,000,000 per occurrence and \$10,000,000 aggregate for work on a Design-Build Contract?

☐ Yes ☐ No

- 3.02.03 Has the Design-Build Entity, or any of its members included in its response to this SPQ a notarized statement from an admitted surety insurer, approved by the California Department of Insurance and authorized to issue bonds in the State of California, which states it is willing to issue specific to the Proposed Project a performance bond to the Design-Build Entity or any of its members in the amount of \$160 million?

Note: Notarized statement must be from the surety company, not an agent or broker.

☐ Yes ☐ No

3.03 LICENSE

There are four questions in this section. The Design-Build Entity will be disqualified if the answer to question 3.03.01 or question 3.03.03 is No. The Design-Build Entity will be disqualified if the answer to question 3.03.02 or question 3.03.04 is Yes.

3.03.01 Does the Contractor Member of the Design-Build Entity possess a valid and current California Class B, General Contractor's License?

☐ Yes ☐ No

3.03.02 Has the Contractor Member of the Design-Build Entity had its California Contractor's License revoked at any time in the last five years?

☐ Yes ☐ No

3.03.03 Does the Architect Member of the Design-Build Entity possess a valid and current California Architect's Registration?

☐ Yes ☐ No

3.03.04 Has the Architect Member of the Design-Build Entity's California Architect's Registration been revoked at any time in the last five years?

☐ Yes ☐ No

3.04 SAFETY

There is one question in this section. The Design-Build Entity will be disqualified if the answer to this question is No.

- 3.04.01 Provide the Experience Modification Rate (EMR - California Workers' Compensation Insurance) for the Contractor Member of the Design-Build Entity for each of the last three premium years. If the Contractor Member is a Joint Venture, provide the EMR for every member of the Joint Venture for each of the last three premium years. Has the Contractor Member's average EMR for the past three premium years been 1.0 or less? If the Contractor Member is a Joint Venture, has the average EMR for every member of the Joint Venture been 1.0 or less?

Non-Joint Venture

☐ Yes ☐ No
EMR Last Year _____
EMR 2 Years ago _____
EMR 3 Years ago _____
EMR Average _____

Joint Venture

Member Firm Name _____

☐ Yes ☐ No
EMR Last Year _____
EMR 2 Years ago _____
EMR 3 Years ago _____
EMR Average _____

Member Firm Name _____

☐ Yes ☐ No
EMR Last Year _____
EMR 2 Years ago _____
EMR 3 Years ago _____
EMR Average _____

(Repeat as necessary for additional Joint Venture members)

3.05 LEGAL AND REGULATORY

There are 12 questions in this section. The Design-Build Entity will be disqualified if the answer to any of the 12 questions is Yes.

- 3.05.01 Has a surety firm completed a contract on behalf of the Contractor Member, or paid for completion because the Contractor Member of the Design-Build Entity was terminated for default by a client or client organization within the last five years?

☐ Yes ☐ No

- 3.05.02 Has the Contractor Member of the Design-Build Entity been terminated for default by a client or client organization within the last five years?

☐ Yes ☐ No

- 3.05.03 At the time of submitting this prequalification form, is any member of the Design-Build Entity ineligible to bid on or be awarded a Public Works Contract pursuant to either Labor Code Section 1777.1 or Labor Code Section 1777.7?

☐ Yes ☐ No

- 3.05.04 At any time during the last five years, has any member of the Design-Build Entity or any of its owners or officers been convicted of a crime involving the awarding of a contract of a government construction project, or the bidding or performance of a Government Contract?

☐ Yes ☐ No

- 3.05.05 At any time during the last five years, has any contract of any member of the Design-Build Entity been terminated for default by a client or client organization?

☐ Yes ☐ No

- 3.05.06 In the last five years has any member of the Design-Build Entity been debarred by any governmental or public agency?

☐ Yes ☐ No

- 3.05.07 At any time during the last five years has any member of the Design-Build Entity, or any owner, officer or employee of the Design-Build Entity submitted a bid for a Public Works Contract, and their bid was found to be nonresponsive or not responsible?

☐ Yes ☐ No

3.05.08 Has any member of the Design-Build Entity or any of its owners, officers, or partners ever been found liable in a civil suit, or found guilty in a criminal action, for making any false claim or material misrepresentation to any public agency or entity?

☐ Yes ☐ No

3.05.09 Has any Construction or Design State License Board License held by any of its owners, officers or partners for each member of the Design-Build Entity been suspended within the last five years?

☐ Yes ☐ No

3.05.10 At any time during the past five years, has any surety company made payments on the Contractor Member's behalf as a result of a default, to satisfy any claims made against a performance or payment bond issued on the Contractor Member's behalf in connection with a public construction project, either public or private?

☐ Yes ☐ No

3.05.11 Has any member of the Design-Build Entity or any of its owners, officers, partners or members ever been convicted of a crime involving any Federal, State, or local law related to design or construction?

☐ Yes ☐ No

3.05.12 Has any member of the Design-Build Entity, any of its owners, officers, partners or members ever been convicted of a Federal or State crime of fraud, theft, or any other act of dishonesty?

☐ Yes ☐ No

3.06: ADDITIONAL INFORMATION

The Design-Build Entity is required to submit all of the information requested by questions 3.06.01 through 3.06.09. The Design-Build Entity may be disqualified if it fails to completely or accurately answer these questions. The County will use the information responsive to these questions, along with any other relevant information to evaluate whether or not the Design-Build Entity is responsible to perform the proposed work.

- 3.06.01 Provide a listing of all serious or willful violations of the California Occupational Safety and Health Act of 1971, cited and assessed by Cal OSHA against any member of the Design-Build Entity in the past five years.

Note: If you have filed an appeal of a citation and the Occupational Safety and Health Appeals Board has not yet ruled on your appeal, you need not include information about it.

- 3.06.02 Provide a listing of all serious or willful violations of the Federal Occupational Safety and Health Act of 1970, cited and assessed by the Federal Occupational Safety and Health Administration against any member of the Design-Build Entity in the past five years.

Note: If you have filed an appeal of a citation and the appropriate appeals Board has not yet ruled on your appeal, you need not include information about it.

- 3.06.03 Provide a listing of all claims, each of which exceeded \$50,000, against either the Contractor Member or the Architect Member of the Design-Build Entity concerning that member's work, filed by the client or client organization in court or arbitration in the past five years.

- 3.06.04 Provide a listing of all claims, each of which exceeded \$50,000, that either the Contractor Member or the Architect Member of the Design-Build Entity filed in a court or arbitration in the past five years against a project client or client organization concerning work on a project or payment for a Contract.

- 3.06.05 Provide a listing of all periods within the last five years, when any member of the Design-Build Entity had employees but was without workers' compensation insurance or state-approved self-insurance?

- 3.06.06 Provide a listing of all occasions during the last five years on which any member of the Design-Build Entity was required to pay either back wages or penalties for that member's failure to comply with the state's prevailing wage laws?

Note: This question refers only to any member's violation of prevailing wage laws, not to violations of the prevailing wage laws by a subcontractor.

- 3.06.07 Provide a listing of all occasions during the past five years on which any member of the Design-Build Entity has been penalized or required to pay back wages for failure to comply with the Federal Davis-Bacon prevailing wage requirements.

Note: This question refers only to any member's violation of Federal Davis-Bacon prevailing wage laws, not to violations of the prevailing wage laws by a subcontractor.

- 3.06.08 Provide a copy of an audited financial statement for all members of the Design-Build Entity applying for prequalification with accompanying notes and supplemental information for the last three fiscal years.

Note: A financial statement that is not audited is not acceptable. A letter verifying availability of a line of credit may also be attached; however, it will be considered as supplemental information only, and is not a substitute for the required financial statement.

- 3.06.09 Provide a listing of any violations of the Contractors' State License (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code), excluding alleged violations of Federal or State law including the payment of wages, benefits, apprenticeship requirements, or personal income tax withholding, or of Federal Insurance Contribution Act (FICA) withholding requirements settled against any member of the Design-Build Entity.

SECTION 4: ORGANIZATION AND STRUCTURE OF THE DESIGN-BUILD ENTITY

For Design Build Entities That Are Corporations:

- 1a. Date incorporated : _____
- 1b. Under the laws of what state: _____
- 1c. If your firm has operated under any other business names and/or business licenses during the last five years, provide those names and licenses below.

Firm Name	License	Years in Operation

- 1d. Provide all the following information for each person who is either (a) an officer of the corporation (president, vice president, secretary, treasurer), or (b) the owner of at least ten per cent of the corporation's stock.

Name	Position	Years with Firm	Percent Ownership

- 1e. Identify every firm that any person listed above has been associated with (as owner, general partner, limited partner or officer) at any time during the last five years.

Note: For this question, owner and partner refer to ownership of 10 percent or more of the firm, or 10 percent or more of its stock, if the firm is a corporation.

Person's Name	Firm	Dates of Person's Participation with Firm

For Design-Build Entities That Are Partnerships:

- 1a. Date of formation: _____
- 1b. Under the laws of what state: _____
- 1c. If your firm has operated under any other business names and/or business licenses during the last five years, provide those names and licenses below.

Firm Name	License	Years in Operation

- 1d. Provide all the following information for each partner who owns 10 percent or more of the firm.

Name	Position	Years with Firm	Percent Ownership

- 1e. Identify every firm that any partner has been associated with (as owner, general partner, limited partner or officer) at any time during the last five years.

Note: For this question, owner and partner refer to ownership of 10 percent or more of the firm, or 10 percent or more of its stock, if the firm is a corporation.

Person's Name	Firm Name	Dates of Person's Participation with Firm

For Design-Build Entities That Are Sole Proprietorships:

- 1a. Date of commencement of business. _____
- 1b. Social security number of company owner. _____
- 1c. If your firm has operated under any other business names and/or business licenses during the last five years, provide those names and licenses below.

Firm Name	License	Years in Operation

- 1d. Identify every construction firm that the business owner has been associated with (as owner, general partner, limited partner or officer) at any time during the last five years.

Note: For this question, owner and partner refer to ownership of 10 percent or more of the firm, or 10 percent or more of its stock, if the firm is a corporation.

Person's Name	Firm Name	Dates of Person's Participation with Firm

For Design-Build Entities That Intend to Make a Bid as Part of a Joint Venture:

- 1a. Date of commencement of Joint Venture. _____
- 1b. Provide all of the following information for each firm that is a member of the Joint Venture that expects to bid on one or more projects:

Name of firm	Percent Ownership of Joint Venture

For Design-Build Entities that are not a legal entity:

Provide a copy of the Agreement creating the partnership or association and specifying that all partners or association members agree to be fully liable for the performance under the Design-Build Contract.

SECTION 5 OATH OF TRUTHFULNESS

* * * * *

I, the undersigned, certify and declare that I have read all the foregoing answers to this prequalification questionnaire and know their contents. The matters stated in the questionnaire answers are true of my own knowledge and belief, except as to those matters stated on information and belief, and as to those matters I believe them to be true. I declare under penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

Dated:

Contractor Member
(Name of Signatory)

Dated:

Architect Member
(Name of Signatory)